3806

SALE DEED

RELEVANT PARTICULARS

BAR ASSOCIATION DEHRADUN

12484

क्रमांक : A

1.	Consideration	:	Rs. 14,51,00,000.00
2.	Consideration on which Stamp duty paid	:	Rs 14,51,00,000.00
3.	Stamp Duty	:	Rs. 72,55,000.00
4.	Avas Vikas Duty	:	NIL
5.	Total Stamp Duty paid	:	Rs. 72,55,000 00
6.	Main Locality	:	Within Nagar Nigam Limit
7.	Locality	:	Rajpur Road, Dehradun
8.	Particulars of the property	:	All inhabitable bounded and butted residential property bearing Municipal No. 86/1, (New No. 265/614), Rajpur Road, Dehradun measuring 2668.85 Sq. Mts. or 3190.76 Sq. Yards, having covered area 60.408 Sq. Mts.
9.	Kind of Property	:	Residential property
10.	Circle rate	:	Rs. 40,000/- per Sq. Mts.
11.	Distance from main Road	:	The said residential property is situated on Rajpur Road and Canal Road, between RTO Office and Blind School.

12. Name and Address of Seller : **(1) Smt. Manju Chawla (PAN-AMHPC7471L) wife of Late Shri Hambir Krishan Chawla resident of 86/1, Rajpur Road, Dehradun and (2) Shri Sameer Chawla (PAN-ABKPC8023A) son of Late Shri Hambir Krishan Chawla resident of D-21, RIDGE Wood Estate, DLF, Phase-IV, Gurgaon, Hariyana and (3) Dr. Chetan Chawla (PAN-ABKPC8022B) son of Late Shri Hambir Krishan Chawla resident of 1065, Indira Nagar Colony, Dehradun**

13. Name and Address of Purchaser : **M/s Mahalaxmi Buildwell, (PAN-AAZFM1835G) a partnership firm having its registered office at 118, Subhash Road, Dehradun through its partner Shri Manjeet Johar (Pass Port No. J141834) son of Late Shri S.S. Johar**

14.	Stamp	:	E-Stamp
15.	Drafted by	:	Mr. Vijay Uniyal, Advocate, Dehradun.

Manju Chawla Sameer

उत्तराखण्ड शासन

Online Public Data Entry Summary

UKPDE2018045110953

DISTRICT NAME :देहरादून SRO :देहरादून 19-Apr-2018 1:43:34PM

Appointment Date: 19 Apr 2018 Appointment Time:4:30 p.m to 5:30 p.m Appointment TokenNo:8

Deed/Article Type :Sale (Immovable)

Sub-Deed/Sub-Article :Sale(Residential Buliding)

Village/Location :राजपुर (श्रेणी C)

Area : 2668.8500 वर्ग मीटर

Transaction Value :145,100,000.00 Market Value :145,100,000.00 Regn Fees :25,000.00 Stamp Duty :7,255,000.00

Advance :0.00 Lease Period :0.00 Avg. Rent :0.00 Construction Value :0.00

Khasra : Khatoni : Khewal : House/Flat :

Land Value :0.00 Page :30 Words :1,000 Deed Writer /Advocate Name :Mr. Vijay Uniyal

व्यवसायिक निर्माण का विवरण

क्र.सं	निर्माण का प्रकार	रक्षा

आवासीय निर्माण का विवरण

क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रक्षा
1	नगरीय क्षेत्र(भवन)	आर0सी0सी0	भू तल (आवासीय)	0	60.41

निबंधक शुल्क का विवरण

क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक
1	Cash	25,000.00	

स्टाम्प शुल्क का विवरण

क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी
1	e-Stamp	7,255,000.00	0	19-Apr-2018	0

Manjinder Samra

Appointment Date: 19 Apr 2018 Appointment Time:4:30 p.m to 5:30 p.m Appointment TokenNo:8

पक्षकारों का विवरण

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्रीमती मन्जु चावला पत्नी श्री स्व० हम्बीर कृष्ण चावला निवासी ८६/१, राजपुर रोड देहरादून		OTHERS	AMHPC7471L		PAN CARD : AMHPC7471L
विक्रेता / प्रथम पक्ष	श्री समीर चावला पुत्र श्री स्व० हम्बीर कृष्ण चावला निवासी डी-२१, रिडेंगे वूड एस्टेट, डी एल एफ, फेज-चतुर्थ, गुड़गाँव , हरियाणा		OTHERS	ABKPC8023A		PAN CARD : ABKPC8023A
विक्रेता / प्रथम पक्ष	श्री डा० चेतन चावला पुत्र श्री स्व० हम्बीर कृष्ण चावला निवासी १०६५ इन्दिरा नगर कालोनी देहरादून		OTHERS	ABKPC8022B		PAN CARD : ABKPC8022B
क्रेता / द्वितीय पक्ष	श्री मनजीत जौहर पुत्र श्री स्व० एस० एस० जौहर निवासी ११८ सुभाष रोड देहरादून पार्टनर मैसर्स महालक्ष्मी बिल्डर्स		OTHERS	AAZFM1835G		OTHERS : J141834
गवाह	श्री पवन कुमार पुत्र श्री खचेड़ू सिंह निवासी ६९ मुखर्जीत मार्ग ऋषिकेश जिला देहरादून		OTHERS			DL : UK1420040056312
गवाह	श्री हरीश बिजल्वाण पुत्र श्री नन्दराम बिजल्वाण निवासी जोली ग्रांट, ऋषिकेश देहरादून		OTHERS			DL : UK0720150011230

आयकर विभाग
INCOME-TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAN CHAWLA
HAMBIR KRISHAN CHAWLA
01/1973
Permanent Account Number
ABKPC8022B

आयकर विभाग
INCOME TAX DEPARTMENT

भारत
GOVT. OF

MANJU CHAWLA
DHARAMPAL LAROIA
19/01/1943
Permanent Account Number
AMHPC7471L
Signature

स्थाई लेखा संख्या PERMANENT ACCOUNT NUMBER
ABKPC8023A
नाम NAME
SAMEER CHAWLA
पिता का नाम FATHER'S NAME
HAMBIR KRISHAN CHAWLA
जन्म तिथि DATE OF BIRTH
21-06-1969
हस्ताक्षर SIGNATURE
आयकर आयुक्त
COMMISSIONER OF INCOME-TAX, MEERUT

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHALAXMI BUILDWELL
06/08/2014
Permanent Account Number
AAZFM1835C

PHOTOGRAPH of All inhabitable bounded and butted residential property bearing Municipal No. 86/1, (New No. 265/614), Rajpur Road, Dehradun measuring 2668.85 Sq. Mts. or 3190.76 Sq. Yards, having covered area 60.408 Sq. Mts.

SOLD BY : (1) Smt. Manju Chawla and (2) Shri Sameer Chawla and (3) Dr. Chetan Chawla

SOLD TO : M/s Mahalaxmi Buildwell

SELLERS

PURCHASER

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No.	:	IN-UK62718547421628Q
Certificate Issued Date	:	19-Apr-2018 01:23 PM
Account Reference	:	NONACC (SV)/ uk1200104/ DEHRADUN/ UK-DH
Unique Doc. Reference	:	SUBIN-UKUK1200104264426222806 36Q
Purchased by	:	MS MAHALAXMI BUILDWELL
Description of Document	:	Article 23 Conveyance
Property Description	:	86/1 NEW NO 265/614 RAJPUR ROAD DEHRADUN
Consideration Price (Rs.)	:	14,51,00,000 (Fourteen Crore Fifty One Lakh only)
First Party	:	SMT MANJU CHAWLA AND OTHERS
Second Party	:	MS MAHALAXMI BUILDWELL
Stamp Duty Paid By	:	MS MAHALAXMI BUILDWELL
Stamp Duty Amount(Rs.)	:	72,55,000 (Seventy Two Lakh Fifty Five Thousand only)

Please write or type below this line

0004068430

Statutory Alert

SALE DEED

This Deed of sale is made on this the 19th day of April, 2018 between **(1) Smt. Manju Chawla wife of Late Shri Hambir Krishan Chawla resident of 86/1, Rajpur Road, Dehradun and (2) Shri Sameer Chawla son of Late Shri Hambir Krishan Chawla resident of D-21, RIDGE Wood Estate, DLF, Phase-IV, Gurgaon, Hariyana and (3) Dr. Chetan Chawla son of Late Shri Hambir Krishan Chawla resident of 1065, Indira Nagar Colony, Dehradun** (hereinafter called the SELLERS) of the one part;

AND

M/s Mahalaxmi Buildwell, a partnership firm having its registered office at 118, Subhash Road, Dehradun through its partner Shri Manjeet Johar son of Late Shri S.S. Johar (hereinafter called the PURCHASER) of the Second Part;

PROVIDED ALWAYS and it is hereby agreed that the terms SELLERS and PURCHASER wherever the context so require shall include their respective heirs, legal representatives and assigns.

WHEREAS the property bearing No. 86, Rajpur Road, Dehradun having an area of 19.5 bighas, more or less, was purchased by Late Shri Gobind Ram Chawla in the year 1948 Shri A.M. Verma son of Shri Mula Mal Verma by way of sale deed which was duly registered in the office of the Sub Registrar, Dehradun in Book No. I. Volume 355 on pages 216 to 220 at Serial No. 1774 dated 18.09.1948.

बही संख्या 1 रजिस्ट्रीकरण संख्या 3806 वर्ष 2018

Sale (Immovable)

Sale (Residential Building)

प्रतिफल ₹ : 145,00,000.00

मालियत ₹ : 1451,00,000.00

रजिस्ट्रेशन शुल्क ₹ 25,000.00 | फोटोलिपि शुल्क ₹ 10.00 | ई.सी. रुपए ₹ 340.00 | कुल योग ₹ 25350.00

मैं सब रजिस्ट्रार IV देहरादून श्री मंजीत जौहर द्वारा (अधिवक्ता) विजय अग्निहोत्री के प्रार्थनापत्र कमीशन दि० 19 अप्रैल 2018 के अनुसार आज दि० 19 अप्रैल 2018 समय सुबह 6/7pm को उनके द्वारा निर्धारित होटल क्वम जे रेजीडेंसी के भूतल पर पर पहुँचा जहाँ पर मौके पर बैठकर श्री मंजीत जौहर पुत्र स्व० एस एस जौहर निवासी 118 सुभाष रोड देहरादून पार्टनर मैसर्स महालक्ष्मी बिल्डवेल ने यह विलेख निबंधन हेतु मेरे समक्ष प्रस्तुत किया।

सब रजिस्ट्रार IV
देहरादून।
19 अप्रैल 2018

इस लेखपत्र का निष्पादन विक्रेता श्रीमती संजू चावला पत्नी स्व० हंबीर कृष्ण चावला निवासी 86/1 रसूर रोड देहरादून, श्री समीर चावला पुत्र स्व० हंबीर कृष्ण चावला निवासी डी-2 पीरडेंगे वुड एस्टेट डी एल एफ फेज चतुर्थ गुड़गांव हरियाणा, श्री डा० चेतन चावला पुत्र स्व० हंबीर कृष्ण चावला निवासी 1065 इंदिरा नगर कालोनी देहरादून ने विक्रय धन सुबालिग ₹ 145,100,000/- प्रलेखानुसार माकर निष्पादन स्वीकार किया, उक्त प्रलेखपत्र का निष्पादन क्रेता श्री मंजीत जौहर पुत्र स्व० एस एस जौहर निवासी 118 सुभाष रोड देहरादून पार्टनर मैसर्स महालक्ष्मी बिल्डवेल ने भी स्वीकार किया।

सब रजिस्ट्रार IV
देहरादून
19 अप्रैल 2018

AND WHEREAS out of total area of 19.5 bighas, more or less a plot of land measuring 10 bighas, 12 biswas and 300 Sq. ft. more or less, was sold to Shri Balwant Singh Kalkat son of Shri D.S. Kalkat and Smt. Bal Krishan Kaur Kalkat wife of Shri Balwant Singh Kalkat by way of sale deed which was duly registered in Book No. I, Volume 577 on pages 392/400 at Serial No. 2777 dated 13.11.1959.

AND WHEREAS Shri Gobind Ram Chawla died on 26.06.1954 leaving behind:-

(i) Smt. Shanti Bai Chawla (wife)
(ii) Shri Gopal Krishan Chawla (son)
(iii) Shri Hambir Krishan Chawla (son)
(iv) Smt. Prem Lata Roy wife of Shri S.K. Roy (daughter)
(v) Miss Om Lata (daughter) now known as Smt. Uma Handa wife of Late Shri R.K. Handa
(vi) Miss Kusum (daughter) now known as Smt. Kusum Lakra wife of Shri R.K. Lakra

AND WHEREAS on the death of Shri Gobind Ram Chawla the property bearing No. 86/1, Rajpur Road, Dehradun devolved on Smt. Shanti Bai Chawla, Shri Gopal Krishan Chawla and Shri Hambir Krishan Chawla 2223.13 Sq. Mts. or 2658.86 Sq. Yards of land in equal share.

AND WHEREAS Smt. Shanti Bai Chawla died on 28.11.1983 leaving behind:-

(i) Shri Gopal Krishan Chawla (son)
(ii) Shri Hambir Krishan Chawla (son)
(iii) Smt. Prem Lata Roy wife of Shri S.K. Roy (daughter)
(iv) Smt. Om Lata Handa wife of Shri R.K. Handa (daughter)
(v) Smt. Kusum Lakra wife of Shri R.K. Lakra (daughter)

AND WHEREAS on the death of Smt. Shanti Bai Chawla, her share 2223.13 Sq. Mts. or 2658.86 Sq. Yards in the residual property bearing No. 86/1, Rajpur Road, Dehradun devolved in equal on each of:-

(i) Shri Gopal Krishan Chawla (son) - 444.62 Sq. Mts.
(ii) Shri Hambir Krishan Chawla (son)- 444.62 Sq. Mts.
(iii) Smt. Prem Lata Roy wife of Shri S.K. Roy (daughter) - 444.62 Sq. Mts.
(iv) Smt. Om Lata Handa wife of Shri R.K. Handa (daughter) - 444.62 Sq. Mts.
(v) Smt. Kusum Lakra wife of Shri R.K. Lakra (daughter) - 444.62 Sq. Mts.

AND WHEREAS Smt. Prem Lata Roy wife of Late Shri S.K. Roy died on 26.01.2007.

महेन्द्र श्री मदन कुमार
पुत्र श्री खचेड़ सिंह
निवासी 69 मुखर्जी मार्ग ऋषिकेश जिला देहरादून
व श्री हरीश बिजल्वाण
पुत्र श्री नंदराम बिजल्वाण
निवासी जौली ग्रांट ऋषिकेश
देहरादून से की।

उप निबन्धक
देहरादून
19 अप्रैल 2018

सभी के अंगुष्ठ चिन्ह नियमानुसार
लिए गए।

SR IV
DDUN
19/04/18

AND WHEREAS Smt. Prem Lata Roy wife of Late Shri S.K. Roy, before her death, had executed a registered Will duly registered in the office of the Sub Registrar, Dehradun in Book No. III, Volume 7 on page 119, Additional File Book No. III, Volume 32 on pages 373 to 378 at Serial No. 205 dated 01.06.2004 leaving and bequeathing her share 554.45 Sq. Yards in the property No. 86/1, Rajpur Road, Dehradun in favour of her brother Shri Gopal Krishan Chawla.

AND WHEREAS Shri Hambir Chawla died on 24.07.2009 leaving behind Smt. Manju Chawla wife of Late Shri Hambir Krishan Chawla, Shri Sameer Chawla son of Late Shri Hambir Krishan Chawla, Dr. Chetan Chawla son of Late Shri Hambir Krishan Chawla.

AND WHEREAS the seller and other co-owners acquired rights and title in the property No. 86/1, Rajpur Road, Dehradun is as follows:-

(a) Shri Gopal Krishan Chawla son of Late Shri Gobind Ram Chawla - 3112.37 Sq. Mts. or 3722.39 Sq. Yards
(b) Smt. Uma Handa wife of Late Shri R.K. Handa daughter of Late Shri Gobind Ram Chawla - 444.62 Sq. Mts. or 531.76 Sq. Yards.
(c) Smt. Kusum Lakra. wife of Shri R.K. Lakra daughter of Late Shri Gobind Ram Chawla - 444.62 Sq. Mts. or 531.76 Sq. Yards
(d) Smt. Manju Chawla wife of Late Shri Hambir Krishan Chawla
(e) Shri Sameer Chawla son of Late Shri Hambir Krishan Chawla
(f) Dr. Chetan Chawla son of Late Shri Hambir Krishan Chawla, (party in Sr. No. d,e,f) jointly holds 3190.76 Sq. Yards or 2668.85 Sq. Mts.

AND WHREAS above mentioned party No. (a) Shri Gopal Krishan Chawla son of Late Shri Gobind Ram Chawla sold the part land of his share measuring 1228.06 Sq. Mts. or 1468.75 Sq. Yards. to the purchaser vide sale deed dated 03.08.2015 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 2035 at pages 59 to 84 at Serial No. 7250 dated 04.08.2015

AND WHREAS above mentioned party No. (a) Shri Gopal Krishan Chawla son of Late Shri Gobind Ram Chawla sold the balance land of his share measuring 1884.37 Sq. Mts. or 2253.70 Sq. Yards. to the purchaser vide sale deed dated 29.09.2015 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 2195 at pages 383 to 412 at Serial No. 9477 dated 29.09.2015.

पवनकुमार

कांशीराम

19/04/2018

AND WHREAS above mentioned party No. (b) Smt. Uma Handa wife of Late Shri R.K. Handa daughter of Late Shri Gobind Ram Chawla through her attorney Shri Ashish Handa son of Late Shri R.K. Handa sold the land of his share measuring 444.62 Sq. Mts. or 531.76 Sq. Yards to the purchaser vide sale deed dated 31.10.2014 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 1476 at pages 275 to 294 at Serial No. 6894 dated 09.12.2014.

AND WHREAS above mentioned party No. (c) Smt. Kusum Lakra wife of Shri R.K. Lakra daughter of Late Shri Gobind Ram Chawla through her attorney Shri Harbans Lakra son of Shri R.K. Lakra sold the land of his share measuring 444.62 Sq. Mts. or 531.76 Sq. Yards to the purchaser vide sale deed dated 30.10.2014 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 1426 at pages 336 to 355 at Serial No. 6051 dated 30.10.2014.

AND WHEREAS the sellers above mentioned party No. (d), (e), (f) jointly holds all that land measuring 2668.85 Sq. Mts. or 3190.76 Sq. Yards comprising in being part of property bearing Municipal No. 86/1, Rajpur Road, Dehradun.

AND WHEREAS the purchaser owner of the part of property No. 86/1, Rajpur Road, Dehradun after sale deeds executed by the co-owner above sellers in favour of purchaser. Purchaser absolute owner of the whole property No. 86/1, Rajpur Road, Dehradun after this sale deed.

AND WHEREAS the parties above orally partitioned the property 86/1, Rajpur Road, Dehradun amongst themselves by metes and bounce on the actual spot and in pursuance that executed family settlement deed dated 14.07.2014 and came in possession of their respective shares. The name of seller No. 1 to 3 have been duly mutated in the Nagar Nigam records on their portion of property.

AND WHEREAS the seller, in order to make his title, more authentic filed a declaratory suit No. 173/15 Gopal Krishan versus Manju Chawla before the Civil Judge Senior Division III, Dehradun and vide order dated 28.07.2015 the learned court declared the seller absolute owner in possession of his share and family settlement was confirmed by the court and the seller became absolute owner in possession of their well defined and demarcated share and holds all that inhabitable bounded and butted residential property measuring 2668.85 Sq. Mts. or 3190.76 Sq. Yards comprising in being part of property bearing Municipal No. 86/1, (New No. 265/614), Rajpur Road, Dehradun.

AND WHEREAS after court decision dated 28.07.2015 another oral settlement was hold amount the sellers by virtue of oral settlement the seller No. 1 became the owner of 1390.76 Sq. Yards

Manju Chawla

and seller No. 2 and 3 became the owners of 900 Sq. Yards each. The sellers are receiving the sale consideration in proporeionate of their share.

AND WHEREAS the seller has agreed to sell all that residential property measuring 2668.85 Sq. Mts or 3190.76 Sq. Yards comprising in being part of property bearing Municipal No. 86/1, Rajpur Road, Dehradun more clearly described in the schedule of the land given at the foot of this deed to the purchaser and the purchaser has agreed to purchase the same.

AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase the said residential property morefully described at the foot of this deed for a total sale consideration of Rs. 14,51,00,000/- (Rupees Fourteen Crore Fifty One Lacs only) and the purchaser has agreed to purchase the same for the aforesaid price.

AND WHEREAS there is no legal impediment in the sale of the said residential property by the seller to the purchaser

NOW THIS DEED WITNESSESS AS UNDER:-

1. That in pursuance of the said agreement and in considertion of Rs. 14,51,00,000/- (Rupees Fourteen Crore Fifty One Lacs only) which has been received by the seller from the purchaser in the following manner:-

(a) Rs. 1,00,00,000/- through RTGS dated 11.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(b) Rs. 1,00,00,000/- through RTGS dated 11.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(c) Rs. 1,00,00,000/- through RTGS dated 11.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(d) Rs. 2,00,00,000/- through RTGS dated 14.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(e) Rs. 2,00,00,000/- through RTGS dated 14.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(f) Rs. 2,00,00,000/- through RTGS dated 14.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(g) Rs. 1,05,18,278/- through RTGS dated 16.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(h) Rs. 1,05,18,278/- through RTGS dated 16.04.2018, State Bank of India, SME Branch, Rajpur Road, Dehradun

(i) Rs. 3,26,12,444/- through RTGS dated 18.04.2018 State Bank of India, SME Branch, Rajpur Road, Dehradun

(j) Rs. 14,51,000/- through TDS

the receipt of which the seller hereby acknowledge and admit before the Sub Registrar, Dehradun, at the time of presentation of this deed for registration, the seller hereby convey, transfer all that residential property morefully described in the schedule of property at the foot of this deed to the purchaser to hold the same as absolute owner thereof forever and enjoy the said residential property without any hindrance.

2. That the seller hereby further covenant with the purchaser as under:-

(a) The said residential property is free from all sorts of encumbrances, charges and liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any court to tribunal, nor is subject matter of any court attachment or mortgaged with any Bank or financial institution and the sellers have clear and subsisting title over the said residential property.

(b) The seller hereby further agree to execute any further document(s), paper(s), etc. for further and more perfectly assuring the said residential property to the purchaser in future but always at the cost and expenses of the purchaser.

(c) That all taxes and cesses, (electricity, water and municipal) in respect of the said residential property upto the date of the sale deed shall be borne and paid by the sellers and thereafter by the purchaser.

(d) That no proceeding Under Section 10 and Section 20 of Urban Land Ceiling Act are pending before any Authority, Tribunal or Court.

(f) That in case the said residential property described in the schedule of the residential property goes out of the hands of the purchaser on account of any defect in the title of the sellers or their predecessors in title then the sellers shall fully reimburse and indemnify the purchaser upto the loss thus suffered.

(g) The land area of the property being sold is 2668.85 Sq. Mts. and covered area is 60.408 Sq. Mts. and boundary wall 263.6183 running Mts. As per circle rate the value of land comes to 2668.85 Sq. Mts. x 40,000 = Rs. 10,67,54,000/-. Land situated at main Rajpur road as per circle rate list 15% increased on the base rate is Rs. 1,60,13,000/- Total land value as per circle rate comes to Rs. 12,27,67,100/-. The construction is Linterposh. The value of covered area comes to 60.408 x 12,000/- = Rs. 7,24,908/-. The value of boundary wall comes to 263.6183 x 1,000/- = Rs. 2,63,619/-. The total value of the property as per circle rate comes to Rs. 12,37,55,627/-. The sale consideration of Rs. 14,51,00,000/- on which the stamp duty of Rs. 72,55,000/- is being paid.

The said residential property is situated within the limits of Nagar Nigam on two sided road on Rajpur Road and Canal Road, between RTO Office and Blind School.

(h) That the seller has given the physical and actual vacant possession of the residential property to the purchaser and the purchaser has entered into the residential property without any hindrance.

(i) That the residential property is situated within the limits of Nagar Nigam. The land is purchased in accordance with the Uttaranchal Act 29 of 2003.

(j) That the parties to this deed do not belong to Schedule Caste/Tribe.

(k) That there is no Boring over the said residential property.

(l) That there is no written agreement of sale between the parties to this deed with respect to the said residential property hereby sold.

SCHEDULE OF PROPERTY

All inhabitable bounded and butted residential property bearing Municipal No. 86/1, (New No. 265/614), Rajpur Road, Dehradun measuring 2668.85 Sq. Mts. or 3190.76 Sq. Yards, having covered area 60.408 Sq. Mts., morefully described in the annexed map, bounded and butted as under:-

East	-	Canal Road
West	-	Main Rajpur Road
North	-	Property of purchaser
South	-	Land of others

In Witness whereof the Seller and the Purchaser have put their signatures on this deed on the day month and year herein above written.

SELLERS *PURCHASER*

In Compliance of Section 32A of the Registration Act 1908

Name of the sellers:- **(1) Smt. Manju Chawla wife of Late Shri Hambir Krishan Chawla resident of 86/1, Rajpur Road, Dehradun and (2) Shri Sameer Chawla son of Late Shri Hambir Krishan Chawla resident of D-21, RIDGE Wood Estate, DLF, Phase-IV, Gurgaon, Hariyana and (3) Dr. Chetan Chawla son of Late Shri Hambir Krishan Chawla resident of 1065, Indira Nagar Colony, Dehradun**

Left Hand fingers impression of seller No. 1

Angusth Tarjani Madhyama Anamika Kanishthika

Right Hand fingers impression of seller No. 1

Angusth Tarjani Madhyama Anamika Kanishthika

Signature of seller No. 1

Left Hand fingers impression of seller No. 2

Angusth Tarjani Madhyama Anamika Kanishthika

Right Hand fingers impression of seller No. 2

Angusth Tarjani Madhyama Anamika Kanishthika

Signature of seller No. 2

Left Hand fingers impression of seller No. 3

Angusth Tarjani Madhyama Anamika Kanishthika

Right Hand fingers impression of seller No. 3

Angusth Tarjani Madhyama Anamika Kanishthika

Signature of seller No. 3

Name of the purchaser:-**M/s Mahalaxmi Buildwell, a partnership firm having its registered office at 118, Subhash Road, Dehradun through its partner Shri Manjeet Johar son of Late Shri S.S. Johar**

Left Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika

Right Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika

Signature of Purchaser

WITNESSES:-

1. Shri Pawan Kumar
   S/o Shri Khachedu Singh
   R/o 69, Mukherjeet Marg,
   Rishikesh, District Dehradun
   (D.L. No. UK1420040056312)

2. Shri Harish Bijalwan
   S/o Shri Nandram Bijlwan
   R/o Jolly Grant,
   Rishikesh, Dehradun
   (D.L. No. UK0720150011230)

Drafted by Mr. Vijay Uniyal, Advocate, Dehradun.

Photo attested by parties

बही संख्या 1 जिल्द 4,035 के पृष्ठ 1 से 34 पर क्रमाक 3806

पर आज दिनांक 19 Apr 2018 को रजिस्ट्रीकरण किया गया।

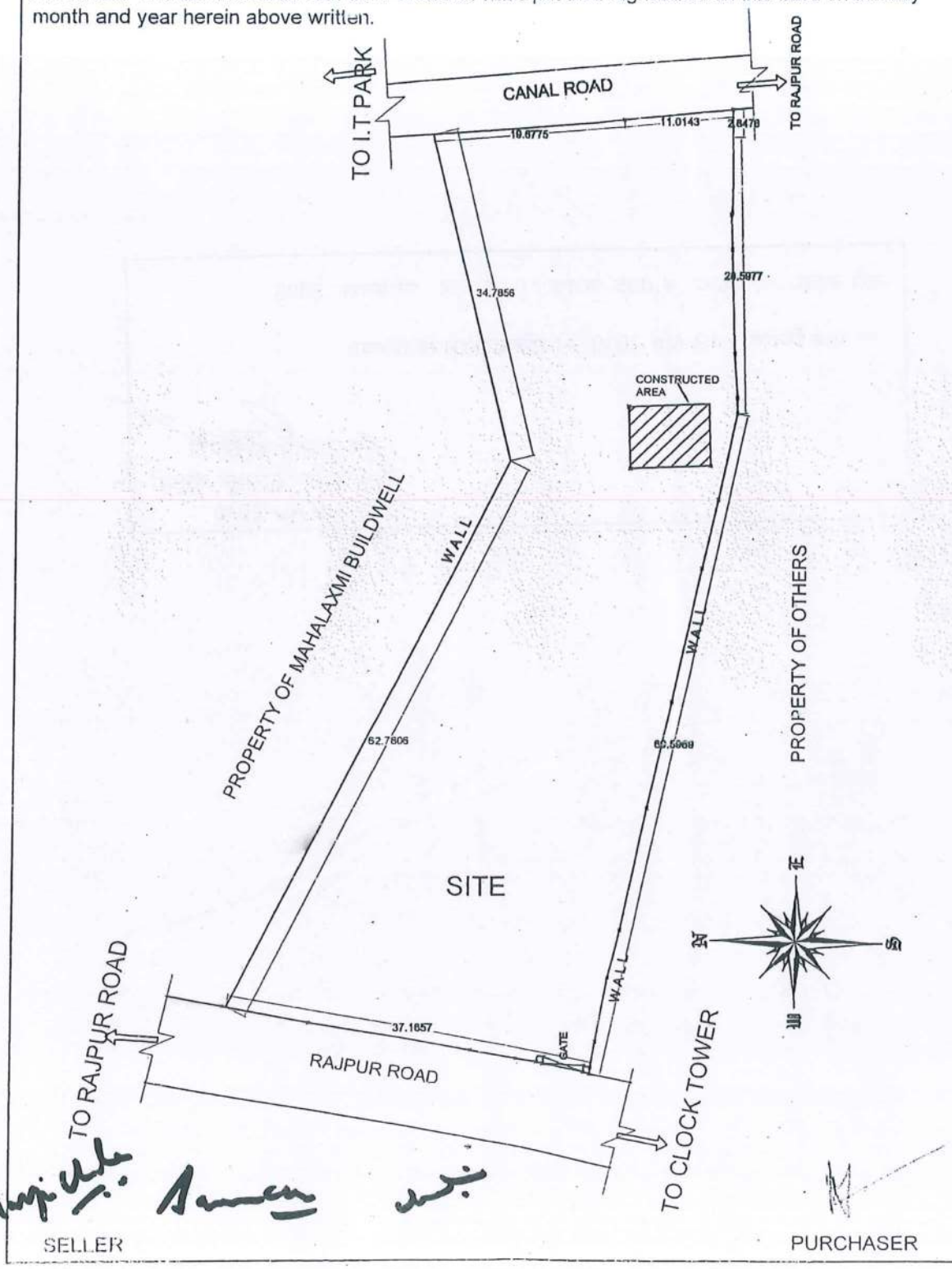
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,चतु०र्थ
19 Apr 2018

SCHEDULE OF PROPERTY

All that part of property bearing Municipal No.86/1, (New No.265/614), Rajpur Road, Dehradun measuring 2668.85 Sq.Mts. or 3190.76 Sq.Yards, having covered area 60.408 Sq.Mts., morefully described in the annexed map, bounded and butted as under:-

East - Canal Road
West - Main Rajpur Road
North - Property of Mahalaxmi Buildwell
South - Land of others

In Witness whereof the Seller and the Purchaser have put their signatures on this deed on the day month and year herein above written.



SELLER

PURCHASER

बही संख्या 1 जिल्द 4,035 के पृष्ठ 1 से 34 पर क्रमांक 3806

पर आज दिनांक 19 Apr 2018 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,चतुर्थ
19 Apr 2018